

RELEASE NOTIFICATION/REPORTING FORM



Mail to: GEORGIA ENVIRONMENTAL PROTECTION DIVISION
 Hazardous Sites Response Program
 Suite 1462, Floyd Tower East
 2 Martin Luther King Jr. Drive, SE
 Atlanta, Georgia 30334-9000

1. The information provided in this form is for:

- Initial Release Notification
 Supplemental Notification

PART I -- PROPERTY INFORMATION

(Please type or print legibly)

2	EPA ID NUMBER (if applicable)	N/A			
3	Tax Map and Parcel ID Number:	MAP 1 Parcel # 037F 006	Acreage	6.1 acres	
4	Site or Facility Name	Warehouse, no facility name			
5	Site Street Address	1251 Lions Club Rd			
6	Site City	Madison, Georgia	County	Morgan	Zip
7	Property Owner	Ram Property Investments LLC			
8	Property Owner Mailing Address	843 Cornish Mtn Road			
9	Property Owner City	Oxford	State	Georgia	Zip 30054
10	Property Owner Telephone No.	404-293-4106			
11	Site Contact Person	Denny Dobbs	Title	consultant	
12	Site Contact Company Name	Dobbs Environmental			
13	Site Contact Mailing Address	POB 3020			
14	Site Contact City	Covington	State	GA	Zip 30015
15	Site Contact Telephone No.	770-786-2338 or 404-281-5730 cell			
16	Facility Operator Contact Person	Matt Crowe	Title	Owner	
17	Facility Operator Company Name	Ram Property Investments LLC			
18	Facility Operator Mailing Address	843 Cornish Mtn Road			
19	Facility Operator City	Oxford	State	Ga	Zip 30054
20	Facility Operator Telephone No.	404-293-4106			

21. **CERTIFICATION** --I certify under penalty of law that I am the owner of the real property described in this Release Notification and I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Matt Crowe

Managing Partner, Ram Property Investment LLC

NAME (Please type or print)

[Handwritten Signature]

SIGNATURE

TITLE

11/2/09

DATE

PART II -- RELEASE INFORMATION

Page 2 of 5

Please provide the following information for EACH release at the site. If additional space is needed to answer any of the following questions, attach additional pages, as necessary.

1. Source of this release (i.e., drums, tanks, spills, wastepile etc.). Provide specific information on the suspected or known source of the release, including the source of this information:

The subject property was operated by Wellington Leisure Products for approximately 25 plus years until 2003. Early in 2004 the current owner acquired the property at foreclosure. Wellington manufactured swimming pool floats at this facility and had two aboveground storage tanks and a product recovery/catalytic oxidizer system. The release probably occurred during raw material delivery or handling. The monitor well containing the contaminants is located near the product recovery/catalytic oxidizer system. This information is based on an interview of a former Wellington official; there is no other information readily available.

2. Release date(s) and any known information about the history of the release, including the physical state of the material (solid, powder/ash, liquid/gas, sludge) and the quantity of material released (lbs, cubic yards, etc.):

The possible release date(s) is unknown but Wellington operated the facility for over 25 years. There have been no operations at the facility other than dry storage since 2003.

3. Describe those actions that have been taken to investigate, cleanup or otherwise remediate this release (e.g., removal of source of contamination; soil or water sampling performed; and monitoring wells installed and sampled).

Soil and ground water samples have been collected as depicted and reported in the attached documents. The storage tanks were removed at the time the current owner purchased the property. The product lines from the above ground storage tanks were overhead lines connecting to the plant.

4. Access to the area affected by the release. Check the appropriate box:

- Inaccessible: A 24-hour surveillance system, or a completely closed barrier or fence to prevent entry.
- Limited Access: Less than 24-hour surveillance system, and/or a barrier or fence that is partially open.
- Unlimited Access: No surveillance, and no barrier or fence.

If the site is inaccessible or has limited access, then describe site surveillance systems, fences, security personnel or other barriers that would restrict access to the release.

n/a

5. For soil releases, indicate the type of material covering this release, by checking the appropriate box below.

- A permanent or otherwise maintained, essentially impenetrable non-earthen material such as concrete or asphalt
- An engineered and maintained earthen material or compacted fill or a high density synthetic material
- Loose earthen fill or native soil
- No cover
- Other

Describe the type and thickness of the material covering the contaminated soil or wastes.

Based on soil sampling completed it does not appear that there is a source in the soil that is above regulatory limits.

PART II -- RELEASE INFORMATION

(Continued)

Page 3 of 5

6. Indicate the approximate distance from the edge of the area affected by the release to the nearest residence, playground, day care, school or nursing home.

Less than 300 feet 1001 to 3000 feet Greater than 1 mile
 301 to 1000 feet 3001 to 5280 feet

Provide the name and address of the nearest residence, playground, day care, school or nursing home.

Name: n/a

Address: n/a

7. Indicate the distance between the area affected by the release and the nearest drinking water well (including wells located on the site).

Less than 0.5 miles 1 to 2 miles Greater than 3 miles
 0.5 to 1 mile 2 to 3 miles

Provide the name of the property owner and address of the location of the closest drinking water well.

Name: The City of Madison has an inactive water supply well, which is up-gradient approximately 1/2 mile from the Site. This well was taken out of service in 1990. The City of Madison uses Hard Labor Creek and the Appalachian River as primary sources. (see attached letter from City Manager)

Address: Madison, Georgia 30150 Phone David Nunn...706-342-1251

8. Is there any evidence to suspect that a person or a sensitive environment has been exposed to this release?

Yes No

If yes, provide details on the potentially affected humans or sensitive environments.

n/a

REQUIRED ATTACHMENTS

9. SITE SUMMARY

A. Attach a summary (no longer than one page) that gives a general description of the property, the areas affected by the release both within and beyond the property boundaries, and any actions taken to investigate, clean up or otherwise remediate the property. The summary shall include a description of the property boundaries of the site and adjacent properties as well as a detailed description of the nature and known or estimated extent of the area of contamination. Describe any additional relevant information concerning the nature of the release. In addition to the one page summary, other information concerning the property may also be attached.

B. Attach a site map that shows known or suspected sources as well as the locations of all samples collected at the site. The site map should include outlines of buildings as well as covered ground areas (e.g., parking lots or other paved areas). A legend should be provided to explain any symbols used on the map.

10. U.S.G.S. Topographic Map

Along with this form, you MUST submit an original U.S.G.S. topographical map (1:24000) with the geographic center of the site clearly marked. U.S.G.S. topographic maps are available for purchase on-line at <http://ggsstore.dnr.state.ga.us>.

PART IV -- GROUNDWATER RELEASE INFORMATION

Please provide the following information for EACH regulated substance released to the groundwater at the site and submit the laboratory analytical sheets for all samples analyzed from the site. Use additional sheets if necessary.

Regulated Substance	CAS Registry Number	Highest Detected Concentration (Specify Units)	Sample Depth Below Ground Surface (Feet)
1,1,1-TCA	71556	590 ppb	11 to 15 feet below ground surface for all samples
1,1,2-TCA	79005	13 ppb	
1,1-DCA	75343	19 ppb	
1,1 DCE	75354	11 ppb	
1,2 dichlorobenzene	95501	9.7 ppb	
MEK	78933	1500 ppb	
4-methyl-2-pentanone	108101	7300 ppb	
Acetone	67641	210 ppb	
Benzene	71432	28 ppb	
Chloromethane	74873	20 ppb	
cis-1,2-DCE	156-59-2	27 ppb	
Ethylbenzene	100414	150 ppb	
Isopropylbenzene	98828	6.2 ppb	
Total xylenes	1330207	450 ppb	
methylcyclohexane	108872	280 ppb	

Tetrachloroethene
Toluene
TCE

127184
108883
79016

190 ppb
81,000 ppb
6.2 ppb

Summary

The Site is an irregular rectangle of 6.1 acres located in Madison, Morgan County, Georgia. The facility was built by Wellington Leisure Products in the 1970's and was used to manufacture plastic swimming pool floats. According to a former company official foam blocks were received from Uniroyal and cut on site into the proper size and shape. The foam products were then dipped into an above-ground steel dip tank containing a mixture of MEK, MIBK, Toluene and dry powder vinyl (PVC). All of this was accomplished with a ceiling mounted conveyor line. The completed foam floats were dried in a large mechanical dryer. This process waterproofed and sealed the Styrofoam floats. There were either two aboveground tanks in the tank farm or one divided tank, the contact could not remember. According to the former company official there were no chlorinated solvents used in the process, the only chemicals used on site are those listed above. The origin of the small detected quantities of other chemicals which were not used in the manufacturing process is suspected to be as trace contaminants in the commercial grade chemicals purchased by Wellington.

The Site is located in an area zoned industrial by the City of Madison and is adjoined by vacant property on the west and south, Lions Club Road and a septic tank manufacturer to the north and highway commercial businesses to the east. There are no residences, playgrounds, nursing homes or other especially sensitive locations within one mile. The Site is located in a low area and all adjacent properties to the north, east, and west are up-gradient. The apparent groundwater flow direction is to the southwest and south toward Four Mile Creek.

A water well survey was conducted by driving the area and consulting local health department and public utility officials. The City of Madison has a deep well within 1/2 mile of the Site but the well is up-gradient and is no longer in service. (See attached letter from City Manager). There are no drinking water wells or public water withdrawal points within one mile of the Site, other than the inactive City of Madison well.

The Site has been used since its acquisition in 2004 by Ram Properties as dry storage or a movie set. Accordingly, any release must have occurred prior to 2004. The attached drawing showing sample locations and the associated tabulated lab results indicate the release is confined to an area in the vicinity of MW-1. This area is near the former catalytic oxidizer solvent re-claimer and in the area of the former overhead piping from the tank farm to the plant.

Sampling of temporary and permanent monitor wells on the Site down-gradient and cross-gradient of MW-1 have not reported any of the constituents detected in MW-1. These analytical results seem to indicate a localized source of groundwater contamination in the vicinity of MW-1. Further, with the exception of toluene, it appears from the analytical results that all other contaminants found in MW-1 have decreased significantly.

Based on the attached HSRA scoring the Site does not represent a regulatory concern and should not be listed on the HSI. Accordingly, the Site owner respectfully requests that EPD promptly issue a "No Listing Letter" for this Site.

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 Hazardous Sites Response Program
 Suite 1462, Floyd Tower East
 2 Martin Luther King Jr. Drive, SE
 Atlanta, Georgia 30334-9000

RECEIVED
 Georgia EPD

NOV 30 2009

Hazardous Sites
 Response Program

1. The Information provided in this form is for:

- Initial Release Notification
 Supplemental Notification

PART I -- PROPERTY INFORMATION

(Please type or print legibly)

2	EPA ID NUMBER (if applicable)				
3	Tax Map and Parcel ID Number:	15 068 08 002	Acreage	2.64	
4	Site or Facility Name	Snow Cleaners at Harvest Plaza Shopping Center			
5	Site Street Address	3564 Wesley Chapel Road			
6	Site City	Decatur	County	DeKalb	Zip 30034
7	Property Owner	Mr. John Park			
8	Property Owner Mailing Address	2000 Silver Hill Road			
9	Property Owner City	Stone Mountain	State	Georgia	Zip 30087
10	Property Owner Telephone No.	770 938 9461			
11	Site Contact Person	Mr. Steve Esmail	Title	Owner/Operator	
12	Site Contact Company Name	Snow Cleaners			
13	Site Contact Mailing Address	3564 Wesley Chapel Road, Suite H			
14	Site Contact City	Decatur	State	Georgia	Zip 30034
15	Site Contact Telephone No.	770 987 5995			
16	Facility Operator Contact Person	Mr. Steve Esmail	Title	Owner/Opertor	
17	Facility Operator Company Name	Snow Cleaners			
18	Facility Operator Mailing Address	3564 Wesley Chapel Road, Suite H			
19	Facility Operator City	Decatur	State	Georgia	Zip 30034
20	Facility Operator Telephone No.	770 987 5995			

21. CERTIFICATION --I certify under penalty of law that I am the owner of the real property described in this Release Notification and I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Mr. John Park

NAME (Please type or print)

SIGNATURE

TITLE
 Owner

DATE

11-26-09

Revised May 2008

PART II -- RELEASE INFORMATION

Please provide the following information for EACH release at the site. If additional space is needed to answer any of the following questions, attach additional pages, as necessary.

1. Source of this release (i.e., drums, tanks, spills, wastepile etc.). Provide specific information on the suspected or known source of the release, including the source of this information:

The suspected source of the release is inadvertant spills which may occur during the transfer and removal of spent dry cleaning solvent and filters from the site wash dry cleaning machine.

2. Release dates(s) and any known information about the history of the release, including the physical state of the material (solid, powder/ash, liquid/gas, sludge) and the quantity of material released (lbs, cubic yards, etc.):

The release dates area unknown. The facility has been in operation since the mid 1990s.

3. Describe those actions that have been taken to investigate, cleanup or otherwise remediate this release (e.g., removal of source of contamination; soil or water sampling performed; and monitoring wells installed and sampled).

No clean-up has been initiated at the site. Groundwater samples have been collectd and analyzed. See summary.

4. Access to the area affected by the release. Check the appropriate box:

- Inaccessible: A 24-hour surveillance system, or a completely closed barrier or fence to prevent entry.
- Limited Access: Less than 24-hour surveillance system, and/or a barrier or fence that is partially open.
- Unlimited Access: No surveillance, and no barrier or fence.

If the site is inaccessible or has limited access, then describe site surveillance systems, fences, security personnel or other barriers that would restrict access to the release.

Dry cleaning operations are conducted in the site building and the cleaners is only accessible when operational during normal business hours.

5. For soil releases, indicate the type of material covering this release, by checking the appropriate box below.

- A permanent or otherwise maintained, essentially impenetrable non-earthen material such as concrete or asphalt
- An engineered and maintained earthen material or compacted fill or a high density synthetic material
- Loose earthen fill or native soil
- No cover
- Other

Describe the type and thickness of the material covering the contaminated soil or wastes.

Dry cleaning operations are conducted over a 6 inch concrete slab inside of the site building.

PART II -- RELEASE INFORMATION

(Continued)

Page 3 of 5

6. Indicate the approximate distance from the edge of the area affected by the release to the nearest residence, playground, day care, school or nursing home.

Less than 300 feet 1001 to 3000 feet Greater than 1 mile
 301 to 1000 feet 3001 to 5280 feet

Provide the name and address of the nearest residence, playground, day care, school or nursing home.

Name: Derick and Hazel Anderson Residence

Address: 3912 Wintersweet Drive, Decatur, GA 30034 (330 feet north and uptonographic gradient of site)

7. Indicate the distance between the area affected by the release and the nearest drinking water well (including wells located on the site).

Less than 0.5 miles 1 to 2 miles Greater than 3 miles
 0.5 to 1 mile 2 to 3 miles

Provide the name of the property owner and address of the location of the closest drinking water well.

Name: USGS (monitoring well)

Address: Well located as 12DD22 at the DeKalb County Sewage Plant on Sewage Plant Service Road (See Attached Topographic Maps)

8. Is there any evidence to suspect that a person or a sensitive environment has been exposed to this release?

Yes No

If yes, provide details on the potentially affected humans or sensitive environments.

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Harvest Plaza (Snow Cleaners)
3564 Wesley Chapel Road
Decatur, DeKalb County, Georgia

Site Summary

A Limited Phase II Environmental Site Assessment was conducted at the referenced site as part of collateral security evaluation in lieu of a loan on November 4, 2009. The property was developed as a shopping center on vacant land in the mid 1990s. In general, the site building extends north south along the eastern side of Wesley Chapel Road. The building is constructed on a concrete slab foundation and surrounded by an asphalt parking lot and driveways. The eastern third of the building consists of a grass covered detention area that controls site surface water run off. The site grades from north-northwest to south-southeast and is bound to the north and east by wooded acreage which acts as a buffer with a single family residential subdivision. The nearest residence is located approximately 330 feet north of the site. The site area is provided public utilities and groundwater is not used at the site or on neighboring properties as a drinking or process water source.

Since development, Snow Cleaners, an active dry cleaning tenant, has been operating in the northern most site unit. The cleaners uses tetrachloroethelene based (Perc.) dry cleaning solvent which is stored in a wash dry cleaning machine. The dry cleaning machine is located in the west central portion of the unit over a metal tray and unfinished concrete paved surface.

Site tenants stated that the cleaners was first assessed between five and ten years ago by an unknown contractor. The assessment at that time consisted of collecting soil samples from beneath the cleaners concrete floor and analyzing select samples for volatile organic compounds (VOC). No VOC constituents were reportedly detected in soil samples analyzed and no further inquiry was recommended.

As part of the November 2009 assessment, monitoring wells MW-1 and MW-2 (TD 40' BGS) were constructed approximately 45 feet east-southeast and down topographic gradient of the dry cleaners and in what was inferred the most likely location affected by a possible unreported solvent release. Groundwater samples were collect from each well and analyzed for VOC using EPA method 8260. Tetrachloroethelene was detected in the groundwater sample abstracted from MW-1 at a concentration of 47 parts per billion.

A water well and sensitive receptor survey was conducted with the nearest water being a USGS monitoring well located between 1.5 and 2 miles south of the site along the South River. The Groundwater Pollution Susceptibility Map, Hydraulic Atlas 20, places the site in an area of lower Groundwater pollution susceptibility. Public water and sanitary sewer lines are located east and south of the dry cleaners. And, a natural gas line extends from the site gas meter along the eastern building wall north and to the northeastern building corner and then west along the northern building wall to Wesley Chapel Road.

The Limited Phase II did not define the extent of contamination and no actions have been taken to abate the property.